

The Corporation of the Township of Malahide**May 1, 2025 – 7:00p.m.**Virtual Meeting - <https://youtu.be/TY3Bmkh5GR8?si=lzfgge6cYto02O0I>

The Malahide Township Council met at the Springfield & Area Community Services Building, at 51221 Ron McNeil Line, Springfield, at 7:00p.m. The following were present:

Council: Mayor D. Giguère, Deputy Mayor M. Widner, Councillor S. Leitch, Councillor J. Wilson, Councillor R. Cerna, Councillor S. Lewis, and Councillor C. Glinski.

Staff: Chief Administrative Officer N. Dias, Clerk A. Adams, Director of Corporate Services A. Boylan, Director of Public Works J. Godby, and Director of Emergency Services J. Spoor.

CALL TO ORDER:

Mayor Giguère took the Chair and called the meeting to order at 7:03p.m.

APPROVAL OF AGENDA:**No. 25-154****Moved By: John H. Wilson****Seconded By: Rick Cerna**

THAT the May 1, 2025 Regular Council Meeting Agenda be approved as presented.

Carried**DISCLOSURE OF PECUNIARY INTEREST and the General Nature thereof:**

Deputy Mayor Widner disclosed a pecuniary interest with respect to Section G – Meeting to Consider – Eicher Drain. The nature of the conflict being that a Partner at Spriet Associates is an immediate relative of his.

Councillor Cerna disclosed a pecuniary interest with respect to Public Meeting – Zoning By-law Application-J & L Walker Farms Ltd. -7717 Anger Road. The nature of the conflict is that he holds interest in the subject property.

ANNOUNCEMENTS:

Mayor Giguère also reassured that there would be a future discussion in open session regarding the legislation. The initial closed session in tonight's meeting is intended for educational purposes for Council, with follow-up discussions to be held publicly to ensure transparency and community engagement.

Councillor Cerna stated that although this legislation is now implemented and it's fine to say it's a tool, he appreciates the philosophy that the Township already follows. However, he expressed concern that future Mayors may not use that tool the same way, which he finds troubling, and he wanted to express that does not like it. In response, the Mayor acknowledged the concern, but noted that rather than being a threat to democracy, the tool may actually encourage greater public engagement and potentially inspire more individuals to run for Council.

ADOPTION OF MINUTES:

No. 25-155

Moved By: Scott Lewis

Seconded By: Mark Widner

THAT the minutes of the regular council meeting held on April 17, 2025 be adopted.

Carried

PUBLIC MEETINGS & COMMITTEE OF ADJUSTMENT:

- Court of Revision – Eicher Drain

Deputy Mayor Widner disclosed a pecuniary interest with respect to the Court of Revision – Eicher Drain. He retired from the meeting and abstained from all discussions and voting on the matter.

No. 25-156

Moved By: Scott Lewis

Seconded By: Rick Cerna

THAT the Council of the Township of Malahide does hereby appoint the following members to sit on the Court of Revision for the Eicher Drain:

Mayor Dominique Giguère (Chair)

Councillor Rick Cerna

Councillor Chester Glinski

THAT the Court of Revision for the Eicher Drain be called to order at 7:13 p.m.;

AND THAT Dominique Giguère be appointed Chair.

Carried

No. 25-157

Moved By: Chester Glinski

Seconded By: Rick Cerna

THAT the Court of Revision members for the Eicher Drain do hereby accept the recommendations of Drainage Engineer John M. Spriet; and further, does hereby confirm the drainage assessments as outlined in the Report of the Drainage Engineer dated March 10, 2025.

Carried

No. 25-158

Moved By: Rick Cerna

Seconded By: Chester Glinski

THAT the Court of Revision relating to the Eicher Drain be adjourned and the Council Meeting reconvene at 7:16p.m.

Carried

Deputy Mayor Widner returned to his seat at the Council table.

- Public Meeting – Zoning By-law Application – D14-Z04-25- J & L Walker Farms Ltd. - 7717 Anger Road

Councillor Cerna disclosed a pecuniary interest with respect to Public Meeting-Zoning By-law Application- J & L Walker Farms Ltd. He retired from the meeting and abstained from all discussions and voting on the matter.

No. 25-159

Moved By: Mark Widner

Seconded By: John H. Wilson

THAT Council adjourns its Regular Meeting at 7:17p.m. in order to convene in a Public Meeting under Section 34(12) of the *Planning Act*.

Carried

Mayor Giguère advised that the purpose of this Public Meeting is to consider an application to amend the zoning of the subject property.

Mayor Giguère asked the Clerk to advise and confirm on the method and date of notice given for this meeting. The Clerk advised that this public meeting was advertised in the Aylmer Express for two consecutive weeks on April 16th and April 23rd. In addition, affected property owners within 120 meters were mailed a notice at minimum 20 days prior to this meeting.

Mayor Giguère requested that Eric Steele of Monteith Brown provide an overview of the application.

Mayor Giguère asked if anyone in attendance wished to make comment and there were none.

Mayor Giguère invited comments from Council Members. Deputy Mayor Widner noted a typographical error on page 19 regarding an incorrect road name. Mr. Steele confirmed that it was, in fact, a typo.

No. 25-160

Moved By: Scott Lewis

Seconded By: Chester Glinski

THAT the Planning Public Meeting adjourn at 7:20p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.

Carried

No. 25-161

Moved By: Mark Widner

Seconded By: Sarah Leitch

THAT Report No. DS-25-18 entitled “Zoning By-Law Amendment Application of J and L Walker Farms Ltd., (c/o Civic Planning Solutions) relating to the property located at Concession 5, Part Lots 26 and 27 (7717 Anger Road) be received;

AND THAT Zoning By-law Amendment Application No. D14-Z04-25 of J & L Walker Farms Ltd., relating to the property located at Concession 5, Part Lots 26 and 27, (7717 Anger Road), BE APPROVED for the reasons set out in this Report.

Carried

Councillor Cerna returned to his seat at the Council table.

- Public Meeting – Zoning By-law Application – D14-Z05-23 – Wiebe – 9270 Rogers Road

No. 25-162

Moved By: Sarah Leitch

Seconded By: John H. Wilson

THAT Council adjourns its Regular Meeting at 7:21p.m. in order to convene in a Public Meeting under Section 34(12) of the *Planning Act*.

Carried

Mayor Giguère advised that the purpose of this Public Meeting is to consider an application to amend the zoning of the subject property.

Mayor Giguère asked the Clerk to advise and confirm on the method and date of notice given for this meeting. The Clerk advised that this public meeting was advertised in the Aylmer Express for two consecutive weeks on April 16th and April 23rd. In addition, affected property owners within 120 meters were mailed a notice at minimum 20 days prior to this meeting.

Mayor Giguère requested that Eric Steele of Monteith Brown provide an overview of the application.

Mayor Giguère asked if anyone in attendance wished to make comment and the agent made note he had nothing additional to add but was supportive of the staff recommendations but also the draft plan conditions but was there to answer any questions.

Mayor Giguère invited comments from Council Members. Councillor Glinski sought clarification on the mapping, noting the absence of a road connection to Rogers Road and the location of the proposed stormwater pond. Mr. Steele responded by clarifying that the draft zoning schedule and accompanying draft plan do include the proposed street connection to Rogers Road, and that the stormwater pond is identified within Block 12 of the draft plan.

No. 25-163

Moved By: Scott Lewis

Seconded By: John H. Wilson

THAT the Planning Public Meeting adjourn at 7:29p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.

Carried

No. 25-164

Moved By: Mark Widner

Seconded By: Rick Cerna

THAT Report No. DS-25-12 entitled “Zoning By-Law Amendment Application of Peter & Anita Wiebe” be received;

AND THAT the Zoning By-law Amendment Application No. D14-Z05-23 of Peter & Anita Wiebe (c/o Strik, Baldinelli, Moniz Ltd.), relating to the property located at Concession STR PT LOT 79, RP 11R10469 PART 1, and known municipally as 9270 Rogers Road, BE APPROVED for the reasons set out in this Report.

AND THAT the Draft Plan of Subdivision Application 34T-MA23001 of Peter & Anita Wiebe (c/o Strik, Baldinelli, Moniz Ltd.), relating to the property at MALAHIDE CON STR PT LOT 79;RP 11R10469 PART 1 be supported for reasons set out in this report;

AND THAT this report and recommended draft plan of subdivision conditions be forwarded to the County of Elgin for its review and consideration.

Carried

- Public Meeting – Zoning By-law Application – D14-Z05-25 - Vis - 51147 Glencolin Line

No. 25-165

Moved By: Rick Cerna

Seconded By: Sarah Leitch

THAT Council adjourns its Regular Meeting at 7:31p.m. in order to convene in a Public Meeting under Section 34(12) of the *Planning Act*.

Carried

Mayor Giguère advised that the purpose of this Public Meeting is to consider an application to amend the zoning of the subject property.

Mayor Giguère asked the Clerk to advise and confirm on the method and date of notice given for this meeting. The Clerk advised that this public meeting was advertised in the Aylmer Express for two consecutive weeks on April 16th and April 23rd. In addition, affected property owners within 120 meters were mailed a notice at minimum 20 days prior to this meeting.

Mayor Giguère requested that Eric Steele of Monteith Brown provide an overview of the application.

Mayor Giguère asked if anyone in attendance wished to make comment and there were none.

Mayor Giguère invited comments from Council Members. Councillor Wilson inquired about a previous lot that may have been taken off the corner already. Mr. Steele explained that, at the time of the original severance, the policies regarding lot creation in agricultural areas may not have been as restrictive as they are now. Councillor Leitch inquired about access to the retained parcel, noting that the driveways appear to be located on the severed portion and questioned whether access from Glencolin Line would be possible. Mr. Steele responded that the existing access to the retained lands is from Springfield Road. Should access from Glencolin Line be pursued, a new entrance permit would need to be obtained from the Township. Councillor Leitch also observed that the buildings are located near Glencolin Line and raised a concern about the potential for cross drains or road access being used without a formal entrance. Mr. Steele confirmed that a condition of the severance requires a grading plan, which would identify such issues, and any additional road access would need an entrance permit from the Township.

No. 25-166

Moved By: Scott Lewis

Seconded By: John H. Wilson

THAT the Planning Public Meeting adjourn at 7:36p.m. and Council reconvene in its Regular Meeting in order to continue with its deliberations.

Carried

No. 25-167

Moved By: Rick Cerna

Seconded By: John H. Wilson

THAT Report No. DS-25-15 entitled "Zoning By-Law Amendment Application of Kevin and Katie Vis, (c/o Civic Planning Solutions) relating to the property located at Concession Gore NTR, Part Lot 21; Concession NTR North Part Lot 94 (51147 Glencolin Line) be received;

AND THAT Zoning By-law Amendment Application No. D14-Z05-25 of Kevin and Katie Vis, (c/o Civic Planning Solutions) relating to the property located at Concession Gore NTR, Part Lot 21; Concession NTR North Part Lot 94 (51147 Glencolin Line), BE APPROVED for the reasons set out in this Report

Carried

- Public Hearing – Minor Variance Application – D13-MV-03-25 - Symon - 51060 Ron McNeil Line

No. 25-168

Moved By: John H. Wilson

Seconded By: Scott Lewis

THAT the Committee of Adjustment for the Township of Malahide be called to order at 7:37p.m. and that Mayor Dominique Giguère be appointed Chairperson for the “Committee of Adjustment”.

Carried

Chair Giguère requested that Eric Steele of Monteith Brown Planning Consultants (MBPC) provided an overview of the application.

Chair Giguère asked if any person in attendance wished to make any comments and they did not.

Chair Giguère asked if any Committee members wished to make any comments regarding the application and there were none.

No. 25-169

Moved By: John H. Wilson

Seconded By: Scott Lewis

THAT Report No. DS-25-15 entitled “Minor Variance Application of Cole Symon, On Behalf of Cole Symon (Authorized Agent: Mike Wall) relating to the property located at Concession 12, Part Lot 7, RP 11R9795 Part 5, Concession South of Talbot Road (51060 Ron McNeil Line)” be received;

AND THAT the Township of Malahide Committee of Adjustment APPROVE Minor Variance Application No. D13-MV-03-25 to permit the construction of a storage shed;

AND THAT the approval shall be subject to the following condition(s):

- 1) That the owner/applicant obtain the necessary Building Permit within 2 years from the date of decision; and,
- 2) That the structure be constructed as per the details shown in the drawings as provided with the application to the satisfaction of the Chief Building Official; and

- 3) That the owner provide a grading plan of the property and proposed development to the satisfaction of the Chief Building Official.

Carried

No. 25-170

Moved By: Rick Cerna

Seconded By: Chester Glinski

THAT the Committee of Adjustment for the Township of Malahide be adjourned and the Council meeting reconvene at 7:41p.m.

Carried

DELEGATIONS:

None.

APPROVAL OF BUSINESS (CONSENT AGENDA):

No. 25-171

Moved By: Scott Lewis

Seconded By: Sarah Leitch

Whereas, at its April 17, 2025 meeting, the Committee of the Whole recommended to Council:

- a. THAT Report No. CLERK-25-03 entitled "2026 Municipal Election-Method of Voting" be received for information;*

AND THAT Council approve the use of Internet and Telephone Voting as the voting method for the 2026 Municipal Election;

AND THAT that staff be authorized to execute any agreements necessary to implement internet/telephone voting, and direct staff to prepare the necessary by-law for consideration by Council at a future meeting.

- b. THAT Report No. FIN-25-07 entitled "Facility Rental Fees Update" be received for information;*

AND THAT Council approve the revised Facility Rental Fee Schedule, attached as Appendix A to the report titled Facility Rental Fees Update;

AND THAT the revised Facility Rental Fee Schedule be adopted effective immediately;

AND THAT staff be directed to take all necessary steps to implement the revised fee schedule, including communicating changes to facility users and updating all relevant administrative materials and booking systems.

BE IT RESOLVED that Council adopts the above recommendations from the Committee of the Whole.

Carried

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

BY-LAWS:

No. 25-172

Moved By: Chester Glinski

Seconded By: Sarah Leitch

THAT the following by-laws be now read a first, second and third time and finally passed:

- 25-28 – J. & L. Walker Farms Ltd. Rezoning
- 25-29 – Vis Rezoning
- 25-30 – Wiebe Rezoning

Carried

COMMITTEE OF THE WHOLE:

None.

CORRESPONDENCE ITEMS:

No. 25-173

Moved By: Mark Widner

Seconded By: Sarah Leitch

BE IT RESOLVED that item 8 be supported and the remaining items be received and filed:

1. AMOWatchfile – April 17, 2025 and April 24, 2025
2. Elgin County – From the Council Chambers – April 22, 2025
3. Aylmer Malahide Museum – 2024 Annual Report
4. Aylmer Cemetery – Letter of Thanks

5. St. Thomas & District Chamber of Commerce – Membership Acknowledgement
6. Kettle Creek Conservation Authority – Minutes of March 26, 2025
7. Ministry of Agriculture, Food and Agribusiness – Agricultural System Implementation
8. Town of Georgina – Salt Management
9. Town of Parry Sound - Call for inclusive research to reflect diversity of Canadian communities
10. Elgin Children's Foundation – Proclamation of June 7, 2025 as LemonAID Day
11. Strong Mayor Support Letters
 - a. North Middlesex
 - b. Township of Zorra
 - c. Greater Napanee
 - d. Town of Parry Sound
 - e. Town of Aylmer
 - f. Town of Kingsville
 - g. Township of Rideau Lakes
 - h. Township of Puslinch
 - i. Town of Amherstburg
 - j. Town of Saugeen Shores
 - k. Town of Tillsonburg

Carried

CLOSED SESSION:

No. 25-174

Moved By: Scott Lewis

Seconded By: Rick Cerna

THAT Council move into Closed Session at 7:48p.m., pursuant to Section 239(2) of the Municipal Act, 2001, as amended, to discuss the following:

- Training and education for the purpose of professional development relating to Council processes and operations – Strong Mayors Powers 239(3.1)(1)
- Advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Aylmer Settlement Area Boundary Adjustment. (Section 239 (2)(f))

Carried

No. 25-175

Moved By: Rick Cerna

Seconded By: Chester Glinski

THAT Council move out of Closed Session and reconvene at 9:40p.m. in order to continue with its deliberations;

AND THAT staff were given direction in respect to the items listed for discussion and that there is nothing further to report.

Carried

CONFIRMATORY BY-LAW:

No. 25-176

Moved By: Rick Cerna

Seconded By: John H. Wilson

THAT By-law No.25-31, being a Confirmatory By-law, be given first, second and third readings, and be properly signed and sealed.

Carried

ADJOURNMENT:

No. 25-177

Moved By: Mark Widner

Seconded By: Rick Cerna

THAT Council adjourn its meeting at 9:41p.m.to meet again on May 15, 2025 at 7:00p.m.

Carried

Original Signed By:

Mayor – D. Giguère

Original Signed By:

Clerk – A. Adams